

GOOD TRADING IN FLATS AND PLOTS

Investors and Builders Keep Realty Market Active—Big Leases Closed.

KOVIE ON GOULD LAND

Reports from the real estate market recently indicated the continuance of buying of moderate sized and priced properties for investment and for improvement. In Manhattan a downtown property found an investment buyer and an uptown apartment house was traded for a whole town in Florida. The Bronx market showed considerable more activity, with builders seeing slate and buying sites for more. Interest was not confined to the sales branch, several leases of unusual interest having been closed. The estate of Jay Gould leased one of its Park Row properties to a corporation that will erect a moving picture theatre on it. This form of improvement is fast displacing business structures below the Brooklyn Bridge. Two moving picture theatres already occupy space between Ann and Beckman streets, in which the building is projected and will be erected. Another lease involving even more money was closed by Hanan & Son, shoe dealers, for a store at Fifth avenue and Forty-third street.

INVESTOR BUYS DOWNTOWN.

FRONT STREET—William A. White & Sons have sold for the Preferred City Real Estate Company 67 and 69 Front street, near Old Slip, a five story building, on plot 57x100. The property was built in 1911 by the sellers and an extensive alteration made. It is understood that the present sale is to an investor.

WEST 163rd STREET—Nehring & Co., and Frederick Fox & Co. have sold for the Orlando Holding Company the St. Ermine, a six story elevator apartment house, at 549-551 West 163rd street, on plot 119x100, to Dr. Joseph W. Bissell, who gave in exchange his orange grove and buildings, which comprise the entire town of Peola, Fla. The transaction involves about \$350,000.

WEST 131ST STREET—F. Freund has sold to the Rev. C. L. Butler 209 West 131st street, a three story dwelling on lot 168x95.11.

FLATS AND SITES SOLD.

EAST 181ST STREET—Jacob Bloom has purchased the vacant block front on the south side of 181st street, between Crotona Parkway and Mogenian avenue, fronting 145 feet on the street and 52 feet on each avenue. The site will be improved with apartment houses.

PROSPECT AVENUE—The Flu Realty Company has sold the northeast corner of Prospect avenue and 183d street, a new five story apartment, on plot 56x100, to Adolph Mandelbaum, who will pay in part payment the five story flat at 151 East 142d street, on plot 27x99.11. The latter property was resold to Mrs. Hedwig Fibel, as reported last week.

EAST 175TH STREET—Walter M. Wechsler has purchased from V. R. Building Corporation, Vogel & Rosenberg, 816 East 176th street and 795 Crotona Park North, two new five story apartment houses, the former on plot 56x100, and the latter on plot 100x100, to Mr. Wechsler, in part payment the northwest corner of Broadway and Academy street, a plot 100x100, reported sold yesterday. This plot will be improved with a high class apartment house.

MADISON AVE. ALTERATION.

Plans have been filed by John W. & Eliot Cross, architects, for making over the four story and basement private dwelling on the west side of Madison avenue, fronting 92 feet on Forty-eighth street into a six story building, with ground floor stores and bachelor apartments above, at an estimated cost of \$25,000. David Dow is the owner.

BROOKLYN.

Joseph Metzger sold for M. Stanges the three two family houses at 2427 to 2431 East Fourteenth street, Sheepshead Bay, each on lot 20x100.

STATE ISLAND PLOT SOLD.

Cornelius G. Kolff has sold for a site, plot 75x100, enclosing three lots on Broad or Franklin Avenue, corner of Fourth street, near Guana Brook, to W. R. Sainsbury of Manhattan.

The Wallack property at Arlington, Staten Island, has been sold by Mrs. Bertha F. Abrams to John Denker of West New Brighton. M. J. Hughes was the broker.

F. W. Walker has sold a tract of sixteen acres at Huguenot Park, Staten Island, to Charles S. M. First of Manhattan.

BUYS PLANDOME HOME.

L. Eusebio, Washburn & Co. have sold to August Janssen a new ten room stone and hollow tile residence on a plot of one-quarter of an acre at Plandome to R. Thompson of Manhattan.

SELLS RIDGEFIELD FARM.

John Crawford has sold for S. Z. Cheshire a stock farm of nearly 300 acres near Ridgefield, Conn. There is a large house, two silos, numerous outbuildings and a large lake, and the elevation, 640 feet, affords exceptional views.

5TH AVE. FLAT BUILDING CO.

Purchasers of the Burden and Vanderbilt properties at the south corner of Fifth avenue and Seventy-second street, sold several weeks ago, as well as a gas station, have begun operations in incorporated at Albany yesterday as the 507 Fifth Avenue Company, with a capital of \$500,000. The incorporators are Robert B. Knowles, Arthur I. Taylor and John F. Morris, all of the city. Mr. Knowles is a lawyer at 165 Madison.

The property purchased from the Burden estate and Mr. Vanderbilt has frontages of 115 feet on Fifth avenue and 125 feet on Seventy-second street. The sale was negotiated by Pease & Elliman, Inc., and the buyers, who are to take a twelve story apartment, will be one of the finest in the city. Weis Brothers Company of Chicago were reported to have been the buyers at the time the sale was made.

BUYERS IN RECENT DEALS.

A. Singerman is the buyer of 256 West 131st street, a plot 100x100, sold by the National Construction Company.

The Benson Realty Company is the purchaser of the plot, 75x157, on the north side of 176th street, about midway between Boston road and Daly avenue, recently by Joseph P. Day and P. J. D'Amato.

NEW REALTY CORPORATIONS.

The following realty corporations were organized in Albany yesterday:

1. 57th Street, Manhattan; capital, \$100,000; directors, Robert B. Knowles, Arthur I. Taylor and John W. Harris New York City.

2. 5th Avenue Exchange Co., Inc.,

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